

Meeting commenced at 6:00 p.m.

Marlene Smithers absent, all other Members present

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, July 6, 2005**

DECISIONS 6:00 P.M. followed by New HEARINGS

102 Gilman St: The Applicant & Owner Daniel Ferreira Degios seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to legalize an existing 21-foot dormer. RA zone. *The Applicant requested to Withdraw Without Prejudice. HF motion to approve the request. RR seconded the motion, vote taken (5-0) RD, HF, SQ, RR and SD. Request approved.*

140 Jaques St: Applicants: Frank Asaro, Anthony Frate, & Allen McCarthy; Owner: Boston Edison Co. The Applicant seeks 2 special permits with site plan review under SZO §7.2 & §7.3 to construct 2 townhouse buildings, one with 2 units and one with 3 units. RB zone. *HF made a motion to approve the petition with conditions, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Petition approved.*

235 Elm St: Applicant: Dechen Martsa, Owners: Myer Dana & Sons. The Applicant seeks a special permit under SZO §9.13.a for relief from 3 additional off-street parking spaces required to convert from a barbershop to a café. CBD zone. *HF made a motion to approve the request with conditions, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Petition approved.*

1 Davis Sq: Applicant & Owner: 460 Somerville Avenue Trust seek a special permit to alter the existing non-conforming structure (SZO §4.4.1) and a special permit with site plan review under §7.11.9.5.c to establish a retail store of greater than 10,000 sq. ft., a CVS pharmacy. CBD zone. *The Board voted unanimously on June 1, 2005 to allow the Applicant's request to continue to the meeting to July 20, 2005.*

438R Somerville Ave: The Applicant & Owner: 438R Somerville Avenue, LLC. The Applicant seeks a special permit with site plan review under SZO §7.11.3.e and a variance from minimum lot area per dwelling unit requirements (§8.5.B) to convert an existing structure to twenty-one (21) units of Artists' Housing. This proposal is subject to the inclusionary housing requirements of Article 13.

IA zone. *The Board voted unanimously to allow the Applicant's request to continue to the meeting to July 20, 2005.*

1194 Broadway: Applicant: Emerald Development Group, Inc.; Owner: Jas. A. Logan Post Building Association, Inc. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct a 20 unit residential building with a 1,600 SF commercial space. The Applicant also seeks a variance from §8.6.19 for relief from a required 5-ft. setback at the 4th floor, and a variance from §9.5 for relief from 3 required off-street parking spaces. This proposal is subject to the inclusionary housing requirements of Article 13, and the Applicant seeks a "density bonus" under §13.5. NB zone. *HF motion to approve the petition with conditions, SQ seconded the motion, vote taken (5-0), RD, HF, SF, SQ and RR. Petition approved.*

245 Beacon St: Applicant: Kevin Douglas; Owner: City of Somerville. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit with site plan review (SZO §7.3) to convert the existing building to 8 dwelling units. This proposal is subject to the inclusionary housing requirements of Article 13 of the SZO. RB zone. *Opened and continued to July 20, 2005.*

15 Harrison St: Applicants/Owners: Margaret & Richard Sanford. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a 3-story addition to the rear of an existing single-family dwelling. RB zone. *HF motion to approve the petition with conditions, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Petition approved with conditions.*

8 Holts Ave: Applicant & Owner: Augusto Ustariz. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a rear addition and deck. RB zone. *Opened and continued to August 17, 2005.*

OTHER BUSINESS

The Housing Division of the Mayor's Office of Strategic Planning and Community Development respectfully requests ZBA approval to use an "alternative method" when calculating a cash payout in accordance with the Cash Payout Formula SZO, Article 13, Section 13. 4. 2. B. *The Board voted unanimously to approve the request. HF motion, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR.*